

70 Botting Street, Albert Park, SA 5014



Sold Other

Thursday, 19 October 2023

70 Botting Street, Albert Park, SA 5014

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Type: Other



Rick Schultz
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Rocco Monteleone
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\$794,000

Nestled on a large allotment of approximately 685m², this stunning sandstone frontage home exudes timeless elegance and original character. Boasting an array of preserved features, this residence offers the perfect opportunity for a modern revamp, while retaining its classic charm. Throughout the home, original leaded glass windows and doors illuminate the interior with an abundance of natural light, creating a warm and inviting ambiance. The expansive family living space showcases an electric heater with a striking solid brick feature wall, complemented by large doors that open to the dining room. Artistic and elegant touches adorn the dining room, where original hardwood flooring gracefully flows beneath an intricately designed ceiling. Step into the original 80s kitchen, featuring ample cupboard space, overhead storage, an electric cooktop, and tiled flooring with tiled walls that add a touch of sophistication. The spacious bedrooms, adorned with original hardwood flooring and equipped with ceiling fans, provide a tranquil retreat. Additionally, a sunroom serves as a versatile space that includes a designated area for laundry. Outside, the property boasts a spacious backyard offering endless possibilities for creating the perfect outdoor entertainment area. A convenient storage/garden shed at the rear provides ample space for all your storage needs. This unique property presents an exceptional opportunity to transform a classic sandstone home into a contemporary haven, allowing you to embrace the perfect blend of modern comfort and original character.

WHAT WE LOVE:-Large allotment of 685m² approx-Original art deco home -Sandstone frontage adds timeless charm-Original character home with well-preserved features-Opportunity to modernise the property-Spacious family living area with electric heater and solid brick feature -Dining room features elegant ceiling details and laminate flooring-Original 80s kitchen with ample cupboard space, electric cooktop, and tiled flooring-Hardwood flooring in spacious bedrooms, both equipped with ceiling fans-Sunroom provides a versatile space and includes a laundry area-Abundance of natural light with original leaded glass windows and doors-Expansive backyard offers endless possibilities for outdoor entertainment-Convenient storage/garden shed at the rear-Ducted evaporative air-conditioning -Electric heater -7.2kW solar -Fully re-wired -Updated switchboard

The opportunities and dreams are endless! Discover the allure of Albert Park, a coveted gem within the esteemed western region of Adelaide. With its tranquil surroundings, friendly neighbours, and impeccable cleanliness, this suburb epitomises peaceful community living. Boasting an array of shopping options in close proximity, including West Lakes Shopping Centre, Arndale Shopping Centre, Port Adelaide Mall, St Clair Shopping Centre, Findon Shopping Centre, and Fulham Complex, residents can easily satisfy their retail needs. Moreover, the seamless connectivity to Adelaide CBD through the efficient train network, which allows for effortless exploration, making Albert Park an ideal blend of suburban serenity and urban accessibility.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7> Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection***"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."